

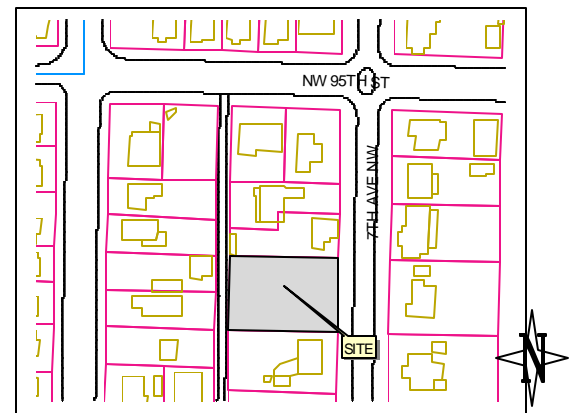


City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004057
Applicant Name: Brittani Ard
Address of Proposal: 9239 7th Avenue NW



SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide a 10,085 sq. ft. parcel into two parcels. Proposed Parcel “A” will contain 5,042.5 sq. ft. of lot area and Proposed Parcel “B” will contain 5,042.5 sq. ft. of lot area.

The following approval is required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site Description

The subject site is a rectangular shaped lot with a lot area of 10,085 square feet. The site gradually slopes down from north to south and is zoned Single-Family 5000 (SF 5000). An existing home is located towards the southeasterly portion of the site and will remain on

Proposed Parcel "B". 7th Av NW abuts to the east and is improved with curbs and gutters along the site frontage. A gravel alley abuts to the west.

Surrounding Area Description

The surrounding areas are zoned SF 5000 and primarily developed with a variety of single-family structures.

Public Comments

The application was deemed complete on January 20, 2006 and notice of application was sent on February 16, 2006. The 14 day public comment period ended on March 1, 2006. No public comments were received through the public notice process.

City Departments and Government Agencies Comments

Information and documentation from each review agency is available in the DPD project file.

A. *Fire Department*

The Fire Department has approved the proposed subdivision with no conditions.

B. *Seattle City Light (SCL)*

Service wires to the existing building on Proposed Parcel "B" run across Proposed Parcel "A". An easement over Proposed Parcel "A" is required, which may result in rendering the lot not buildable. The customer may reroute the service wires outside of Proposed Parcel "A" at their own expense, thereby eliminating the need for an easement.

C. *Seattle Public Utilities Department (SPU)*

SPU issued Water Availability Certificate (WAC) #20060242 February 10, 2006 approving this project with requirements.

D. *Structural / Ordinance Review*

The Structure/Ordinance Reviewer has approved the proposed subdivision with no conditions.

E. *Sewer and Drainage Review*

If new construction is proposed on both proposed parcels and either project includes less than 2,000 square feet of new or replaced impervious surfacing, then the stormwater runoff from the new construction shall be discharged to a detention with controlled release system shared with one or more other parcels.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Analysis

Based on information provided by the applicant, referral comments as appropriate from DPD, Fire Departments (SFD), and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. Seattle City Light has reviewed and conditioned the proposal to ensure the proposed parcels will have electrical facilities and service. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area nor were any environmentally critical areas observed on site; therefore SMC 25.09.240 is not applicable. No trees will be removed unnecessarily as a result of the proposed configuration of property lines, thus the short plat has been designed to maximize the retention of tree. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Comply with all applicable standard recording requirements and instructions.

2. At the applicant's expense, reroute existing power service wires serving the existing home on Proposed Parcel "B" outside the property lines of Proposed Parcel "A" or create an easement over Proposed Parcel "A" to serve Proposed Parcel "B".

Revise Short Plat to show the following:

3. On the front sheet where it states, "SHORT SUBDIVISION NO.", add the following permit number, "3004057".

Add the following condition to the Short Plat:

4. If new construction is proposed on both proposed parcels and either project includes less than 2,000 square feet of new or replaced impervious surfacing, then the stormwater runoff from the new construction shall be discharged to a detention with controlled release system shared with one or more other parcels.

Prior to Issuance of any Building Permit

5. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Non-Appealable Zoning Requirement

Prior to recording, the owner(s) and/or responsible party(s) shall meet all zoning requirements as determined by the zoning reviewer, and revise legals as requested by DPD's addressing reviewer.

Signature: (signature on file) Date: April 17, 2006
Mark Taylor, Land Use Planner
Department of Planning and Development